



March 1, 2006

Ms. Myra Mason  
Secretary to the Zoning Board of Appeals  
Town of New Windsor  
535 Union Avenue  
New Windsor, New York 12553

Re: Patriot Ridge Development, LLC.  
Patriot Ridge Cash Completion Bond

Dear Ms. Mason,

Please find enclosed check #0008748 in the amount of \$91,400.00 (Ninety One Thousand Four Hundred Dollars) representing the Cash Deposit Bond to be held by the Town of New Windsor in a Trust Account to guarantee the completion of certain private improvements that remain to be done for the project known as Patriot Ridge.

The remaining items are itemized on the attached memorandum from McGoe, Hauser and Edsall dated January 31, 2006.

This Bond is being submitted with the understanding that this will facilitate the release of final Certificates of Occupancy for the remaining buildings in the project, namely Buildings # 18, #19 and #20.

Notwithstanding some of the specific items listed on the engineers' estimate, it is understood that the outstanding work of "grass establishment" and "miscellaneous landscaping" (replacements) is only pertaining to Buildings # 15, #16, #17, #18, #19 and #20 and that once it has been established in the Spring that the landscaping that has already been installed is indeed "alive", and once grass has been established, that those line items will be deemed complete.

It is my further understanding that the release of this Bond is merely an administrative function which will be completed by you upon a report from the Town Engineer that the work has been completed to their satisfaction.

Your attention to this matter is most appreciated and we thank you in advance for your time and consideration in this matter.

Sincerely yours,

Mark Eickelbeck  
Executive Vice President  
Patriot Ridge Development LLC.

Attachments  
ME/cg

AVR Homebuilders  
1 Executive Boulevard  
Yonkers, NY 10701